

VERRADO MARKETPLACE



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I-10 & Verrado Way | Buckeye, AZ



ABOUT US

Introducing Verrado Marketplace, the latest and most sophisticated “Marketplace” development from Vestar. Designed with the same level of quality and attention to detail found in Desert Ridge Marketplace and Tempe Marketplace, Verrado is set to be the premier shopping and entertainment destination in the West Valley. With over 500,000 SF of carefully curated retail, dining and entertainment options, Verrado Marketplace will offer an elevated shopping experience where you’ll discover the latest trends in fashion, food + beverage, home décor, and beauty.

Verrado Marketplace will also be Buckeye’s hub for entertainment and community events and will host a range of events throughout the year, from concerts and movie nights to farmers markets and holiday festivities. Complimenting the small-town neighborhood charm that is the hallmark of the upscale Verrado community, Verrado Marketplace is the perfect destination for a day of shopping, dining, and entertainment. Come experience the best of the West Valley at Verrado Marketplace.



5 YEARS IN A ROW

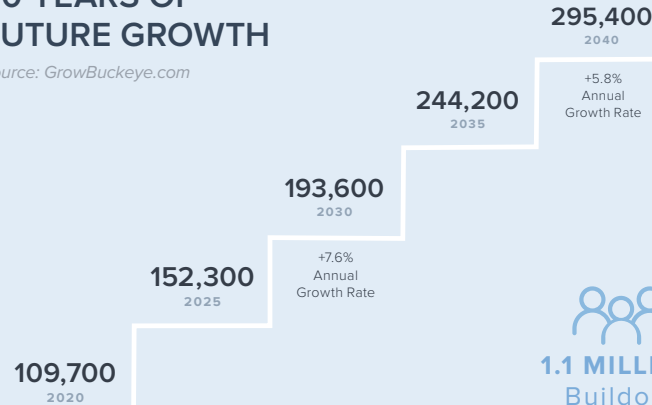
**TOP TEN FASTEST GROWING
CITY IN U.S. IN THE LAST
DECADE, 2018-2022.**

Source: GrowBuckeye.com

2018 — **2019** — **2020** — **2021** — **2022**
5TH 1ST 2ND 4TH 1ST

20 YEARS OF FUTURE GROWTH

Source: GrowBuckeye.com



1.1 MILLION
Buildout

POPULATION

3 MILES	5 MILES	10 MILES
45,410	97,162	272,141

Source: ESRI

MEDIAN AGE

3 MILES	5 MILES	10 MILES
33.5	34.6	34.9

Source: ESRI

MEDIAN HOUSEHOLD INCOME

3 MILES	5 MILES	10 MILES
\$102,071	\$102,155	\$94,345

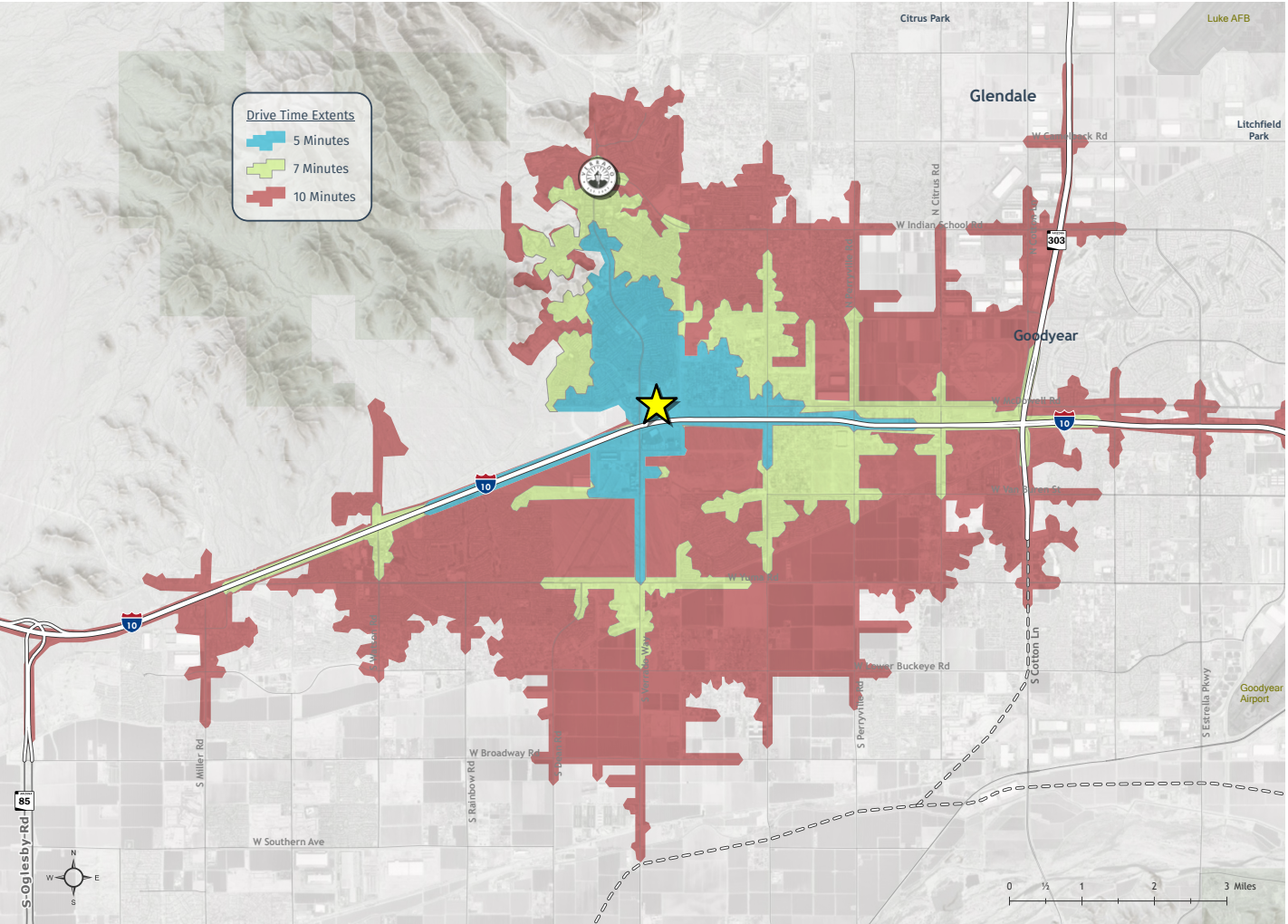
Source: ESRI



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KEY DEMOGRAPHICS

	MEDIAN HOUSEHOLD INCOME		
	\$128,334	\$111,662	\$106,590
	5 MINUTES	7 MINUTES	10 MINUTES

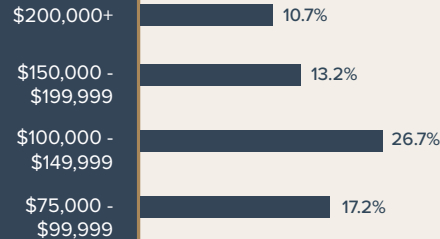
	HOUSING VALUE \$400K - \$1M		
	77.9%	66.4%	65.4%
	5 MINUTES	7 MINUTES	10 MINUTES

	EDUCATION		
	Some College - Graduate Degree		
	76%	67.9%	65.7%
	5 MINUTES	7 MINUTES	10 MINUTES

	WORKFORCE WHITE COLLAR		
	70.7%	64.0%	61.8%
	5 MINUTES	7 MINUTES	10 MINUTES

BUCKEYE INCOME

67% of residents have a household income over \$75,000



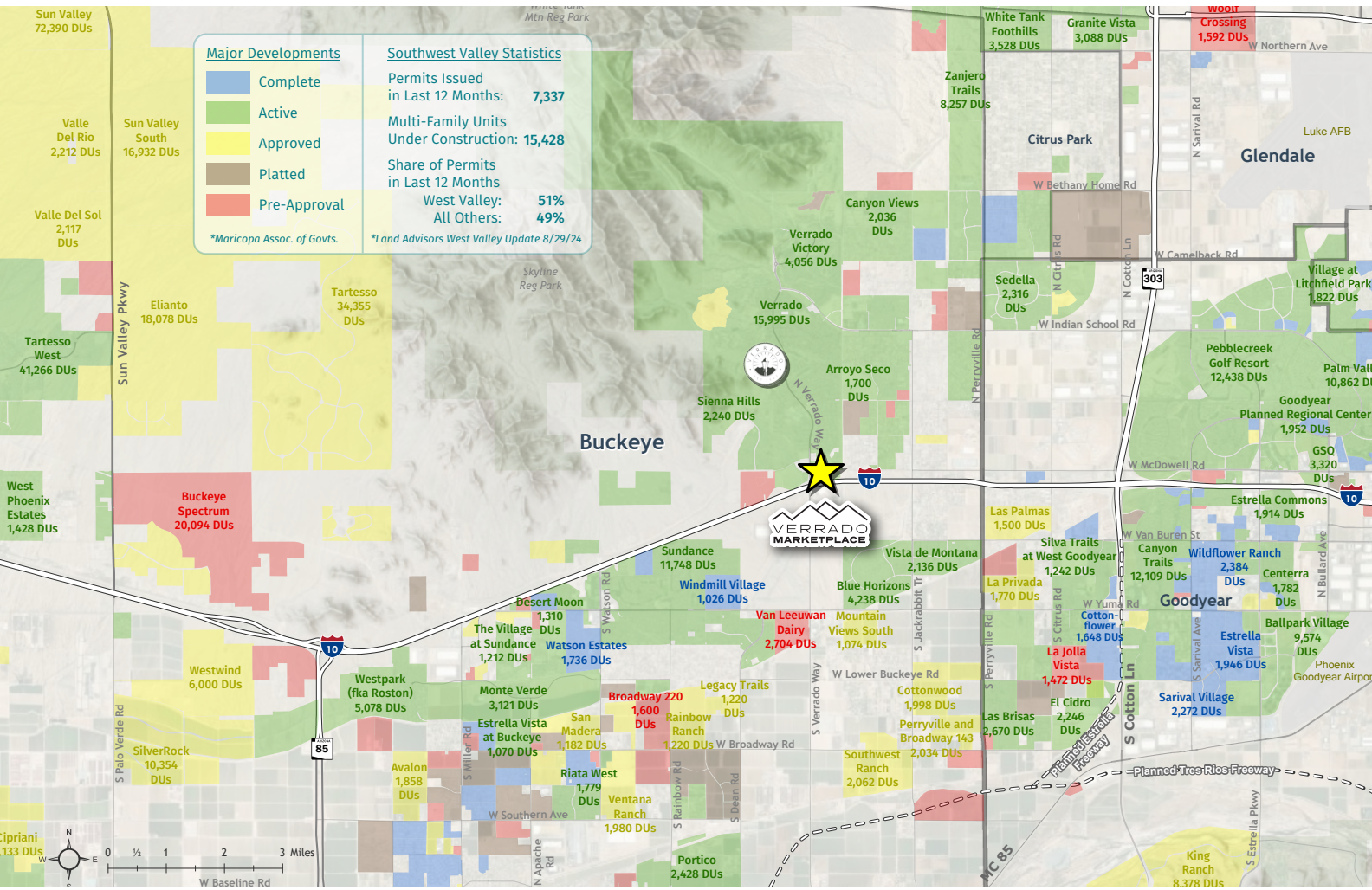
Source: GrowBuckeye.com



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HOUSING HIGHLIGHTS

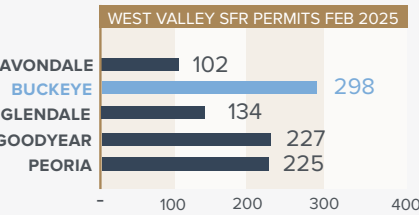
With more than 30 residential developments in the pipeline, this will result in over 21,000 new single family homes over the next five years.

HOUSING OPTIONS

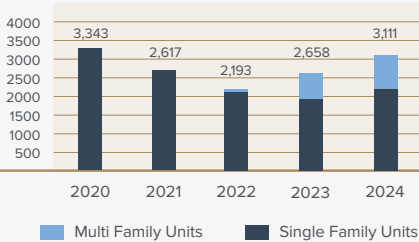
Executive Housing	Verrado	Up to \$2 Million
Entry Level Housing	Sundance, Tartesso and Blue Horizons	\$320,000 * and up

Source: *Zillow - 1/7/24

WEST VALLEY PERMITS BY CITY



BUCKEYE ANNUAL PERMITS 2020-2024



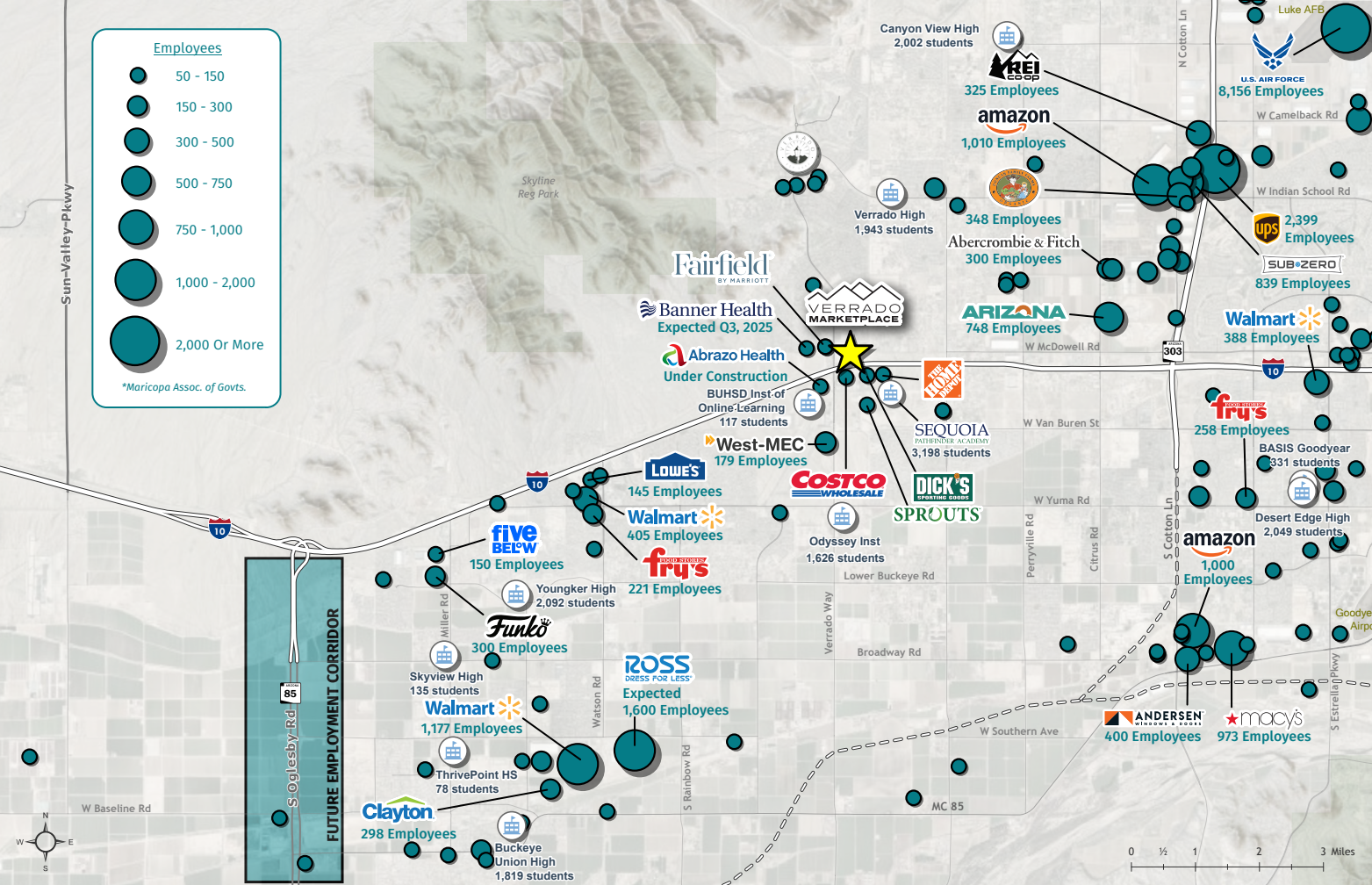
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KEY EMPLOYERS

DAYTIME POPULATION



61,341
EMPLOYEES WITHIN
5-MILE RADIUS



64.0%
WHITE COLLAR
WORKERS

Source: ESRI

Q2 2025 ACTIVE DEVELOPMENT

• 3.3M SF Including:



EMPLOYMENT: 1.9M SF



RETAIL & SERVICES: 1.3M SF



HEALTHCARE: 74,000 SF



6 DOWNTOWN
REDEVELOPMENT PROJECTS

2025 PIPELINE

• 5.9M SF in Following Sectors:



HEALTHCARE/MEDICAL CAMPUS



RETAIL & SERVICES

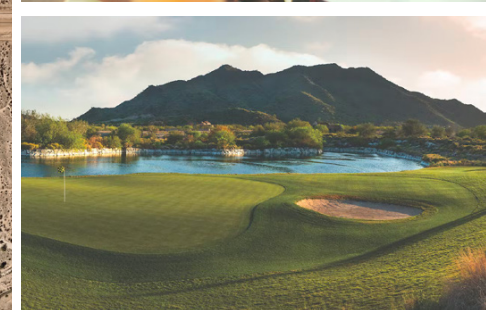


INDUSTRIAL BUILDINGS

Source: GrowBuckeye.com



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VERRADO MARKETPLACE | DISTRICT RENDERINGS

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